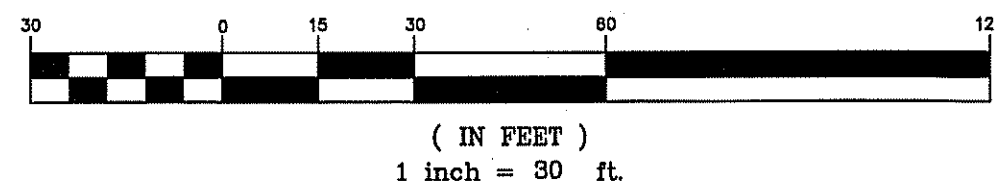


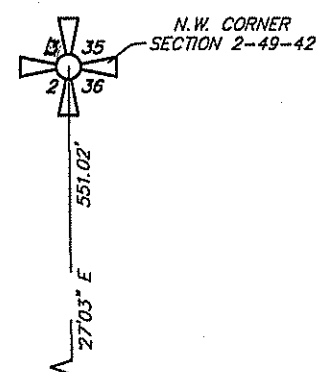


prepared by:  
McLAUGHLIN ENGINEERING COMPANY (LB#285)  
1700 N.W. 64th STREET, SUITE 400  
FORT LAUDERDALE, FLORIDA, 33309  
PHONE: (954) 763-7611 FAX: (954) 763-7615  
email: info@meeco400.com  
Website: meeco400.com

GRAPHIC SCALE



www.MECO400.com



#### Title Notes

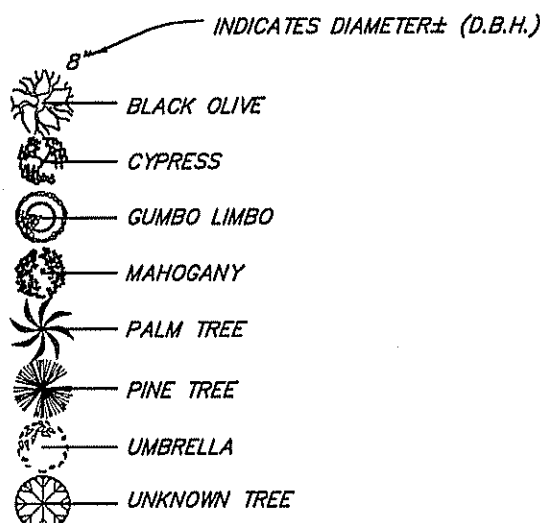
There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per Fidelity National Title Insurance Company Commitment No. FTA18-60623 dated June 26, 2018 at 8:00AM.  
Below refers to Schedule B II of said Commitment:

- Matters in Plat Book 134, Page 35, B.C.R., affects this property as shown hereon as (per plat).
- Ordinance in O.R. 20782, Page 890, B.C.R., affects this property as shown hereon.
- Easement in O.R. 20782, Page 895, B.C.R., affects this property as shown hereon.

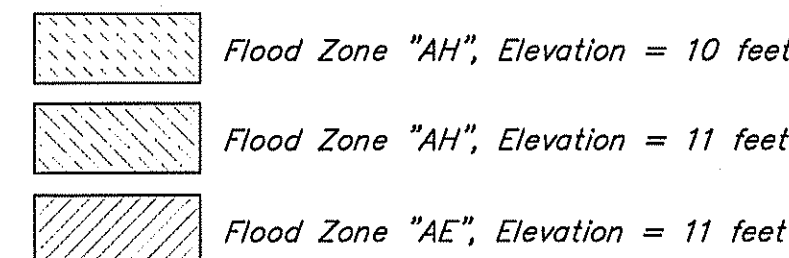
# ALTA/NSPS LAND TITLE SURVEY

## TRACT "A", SOUTHERN SANITATION SOUTHEAST P.B. 134, PG. 35, B.C.R. & A PORTION OF N.W. 12th AVENUE (NOW VACATED)

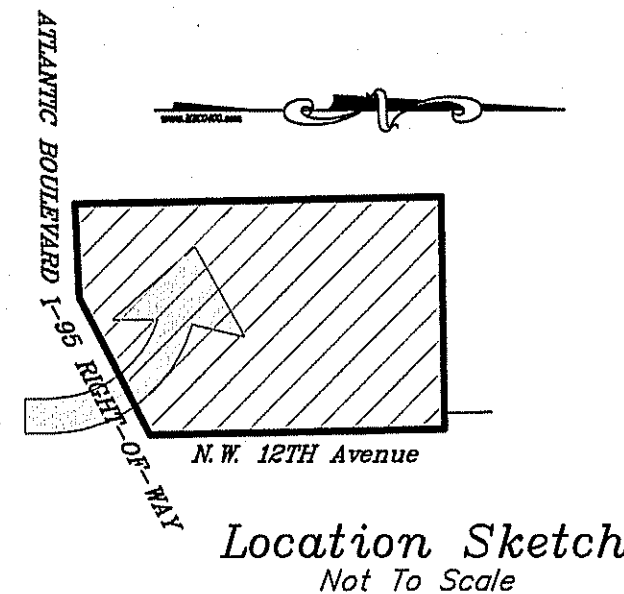
#### TREE SYMBOLS LEGEND



#### FLOOD ZONE LEGEND



THIS  
SURVEY



Location Sketch  
Not To Scale

#### Legal Description

Tract "A", SOUTHERN SANITATION, SOUTHEAST, according to the plat thereof, as recorded in Plat Book 134, Page 35, of the public records of Broward County, Florida.

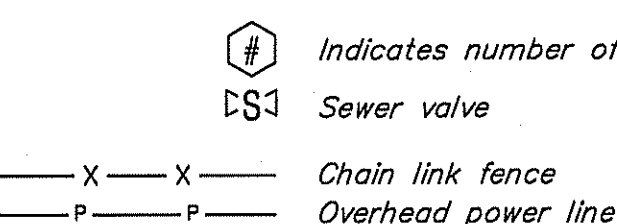
TOGETHER WITH:  
That portion of the West one-half (1/2) of N.W. 12th Avenue abandoned and vacated by the City of Pompano Beach, Florida per Ordinance No. 93-51, recorded in O.R. 20782, Page 890, B.C.R. lying East of and adjacent to said Tract "A".

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 193,056 square feet of 4.4320 acres, more or less.

#### LEGEND

LT.	= LEFT	W/L.P.	= WATER LIGHT POLE
M.W.	= MONITORING WELL	N.A.V.D.	= North American Vertical Datum
N.A.V.D.	= National Geodetic Vertical Datum	O.R.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET PER B.C.R.	P.C.D.	= POLLUTION CONTROL DEVICE
P.C.D.	= POINT OF BEGINNING	P.O.C.	= POINT OF COMMENCEMENT
P.R.M.	= PERMANENT REFERENCE MONUMENT	P.S.	= PACE
R	= RADIUS	R/W	= RIGHT-OF-WAY
R/W	= RIGHT-OF-WAY	S.B.T.	= SOUTHERN BELL TELEPHONE
S.B.T.	= SOUTHERN BELL TELEPHONE	STA.	= STATION
TAN.BRG.	= TANGENT BEARING	ELEV.	= ELEVATION
W.L.P.	= WATER LIGHT POLE	W.M.	= WATER METER
W.M.	= WATER METER	W.P.P.	= WOOD POWER POLE
W/M.C.	= WOOD POWER POLE	W/V	= WATER VALVE
W/V	= WATER VALVE		

#### SYMBOL LEGEND



#### NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground Improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: P.R.M. Northeast corner of Tract "A", Southern Sanitation Southeast, P.B. 134/35 (this plat). ELEVATION = 10.53 (NGVD29) converted to 8.96 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:
- This property lies in Flood Zones "AH", Elev=10.0 and "AE", Elev=11.0 For Flood Insurance Rate Map No. 120100307H Dated: August 18, 2014. Community Panel No. 120055 Index Map Dated: August 18, 2014.
- Bearings shown refer to record plat and assume the North Line of Tract "A" as North 89°14'44" East.
- This Plat is restricted to 23,293 square feet of Industrial use.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Survey Station (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- There are 67 paved and striped parking spaces.

#### OFFICE NOTES

FIELD BOOK NO. TDS-48, Field Sheet, Print, EFB  
JOB ORDER NO. T-8523, V-0234, V-4038, V-5362, V-5514  
CHECKED BY: JMM, JR.  
DRAWN BY: EJJ, RT, RDR

FILE NO.: 02-3-061 (20)

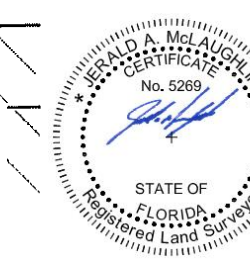
#### CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 2nd day of May, 2002.  
Revised Legal Description and general revisions added this 23rd day of May, 2002.  
Easement information added this 4th day of June, 2002.  
Resurveyed this 4th day of April, 2015.  
Resurveyed this 30th day of January, 2019.  
Resurveyed this 27th day of July, 2020.  
Trees added this 26th day of September, 2020.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5263  
State of Florida



DRC

PZ20-12000038  
11/4/2020